



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

## Agenda - Amended PLAN COMMISSION

*Consider: Who benefits? Who is burdened?  
Who does not have a voice at the table?  
How can policymakers mitigate unintended consequences?*

*This meeting may be viewed LIVE on Charter Spectrum Channel 994, AT&T U-Verse Channel 99 or at [www.madisoncitychannel.tv](http://www.madisoncitychannel.tv).*

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Monday, March 22, 2021

5:30 PM

**\*\*Virtual Meeting\*\***

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**Some or all of the members of the Plan Commission, applicants, or members of the public, may participate in the meeting remotely by teleconference or videoconference.**

The City of Madison is holding this Plan Commission meeting virtually to help protect our community during the Coronavirus (COVID-19) pandemic.

Important information regarding how to listen to or watch and participate in this meeting:

1. **WRITTEN COMMENTS:** You can send comments on agenda items to [pccomments@cityofmadison.com](mailto:pccomments@cityofmadison.com). Comments received after 3:00 p.m. on the day of the meeting may not be added to the public record until after the meeting.
2. **REGISTER BUT DO NOT SPEAK:** You can register your support, opposition, or neither support or opposition to an agenda item without speaking at <https://www.cityofmadison.com/MeetingRegistration>.
3. **REGISTER TO SPEAK or TO ANSWER QUESTIONS:** If you wish to speak to an agenda item at the virtual meeting in support, opposition, or neither support or opposition, you **MUST** register.

You can register at <https://www.cityofmadison.com/MeetingRegistration>. When you register to speak OR answer questions, you will be prompted to provide contact information so that you can be sent an email with the information you will need to join the virtual meeting.

4. **WATCH THE MEETING:** You can listen to or watch the Plan Commission meeting in several ways:

- Livestream on the Madison City Channel website:  
<https://media.cityofmadison.com/mediasite/showcase>
- Livestream on the City of Madison YouTube Channel:  
<https://www.youtube.com/user/CityofMadison>
- Television: Watch live on Charter Digital 994 and AT&T U-Verse 99
- Listen to audio via phone: (877) 853-5257 (Toll Free) | Webinar ID: 936 8311 5441

**\*\*Note\*\* Quorum of the Common Council may be in attendance at this meeting.**

If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below immediately.

Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese inmediatamente al número de teléfono que figura a continuación.

Yog tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntaub ntawv ua lwm yam los sis lwm cov kev pab kom siv tau qhov kev pab, kev ua num los sis kev pab cuam no, thov hu rau tus xov tooj hauv qab no tam sim no.

Please contact the Department of Planning and Community & Economic Development at (608) 266-4635.

**CALL TO ORDER/ROLL CALL****PUBLIC COMMENT**

1. [60306](#) Plan Commission Public Comment Period

**COMMUNICATIONS, DISCLOSURES AND RECUSALS**

Members of the body should make any required disclosures or recusals under the City's Ethics Code.

**MINUTES OF THE MARCH 8, 2021 REGULAR MEETING**

[https://madison.legistar.com/View.ashx?  
M=M&ID=814679&GUID=EF3E934D-1A42-420E-8EF9-EE001B9A5A73](https://madison.legistar.com/View.ashx?M=M&ID=814679&GUID=EF3E934D-1A42-420E-8EF9-EE001B9A5A73)

**SCHEDULE OF MEETINGS**

Regular Meetings: March 22 and April 12, 26, 2021

Special Meeting: May 13, 2021 at 5:00 p.m. via Zoom; the topic will be Transportation Demand Management (TDM)

**AGENDA NOTE:**

Note: Hearing items may be called at any time after the beginning of the meeting. Those wishing to speak on an item must register with the Secretary. The Plan Commission uses a consent agenda, which means that the Commission can consider any item where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.

**ROUTINE BUSINESS**

The following items listed in this section of the agenda are referred to the Plan Commission pursuant to Section 62.23 of Wisconsin Statutes and Section 16.01 of Madison General Ordinances, which generally require that:

- The Common Council shall refer any question concerning the location and architectural design of any public building; the location of any statue or other memorial; the location, extension, widening, enlargement, ornamentation, and parking of any street, parkway, boulevard, park, playground, or other memorial or public grounds within the City to the Plan Commission for its consideration and report before final action is taken thereon by the Council.
  - The Common Council shall refer any question concerning the location of any public building and the location, extension or widening of any street, park or other public grounds within the City to the Plan Commission for its consideration and report regarding consistency with the City's comprehensive plan before final action is taken.
  - The City, acting through the Plan Commission or otherwise, may acquire by gift, purchase or condemnation any lands within or without its corporate limits for establishing, laying out, widening, enlarging, extending and maintaining memorial grounds, streets, squares, parkways, boulevards, parks, playgrounds, sites for public buildings, and reservations in and about and along and leading to any or all of the same and after the establishment, layout and completion of such improvements, may convey any such real estate thus acquired and not necessary for such improvements, with reservations concerning the future use and occupation of such real estate, so as to protect such public works and improvements and their environs, and to preserve the view, appearance, light, air and usefulness of such public works, and to promote the public health and welfare.
2. [64570](#) Authorizing the City's acceptance of ownership from the Spring Harbor Neighborhood Association of the existing Indian Hills sign and decorative landscape garden located partially in public right-of-way and partially in Spring Harbor Park near the Flambeau Road and University Avenue intersection. (19th AD)
3. [64591](#) Authorizing the Mayor and City Clerk to execute a lease for farming purposes with Dean W. Hermsdorf for approximately 16 acres of land located at 1504 S. Sprecher Road. (16th AD)

## PUBLIC HEARINGS

### Official Map Amendment

4. [64346](#) Amending the City of Madison Official Map to modify the recommended street network for the portion of the planning area bounded by Voges Road, Penito Creek Greenway, Tradewinds Parkway, and Agriculture Drive/ Marsh Road.

### Zoning Map Amendments & Related Requests

REVISED - Note: Items 5 and 6 are related and should be referred to April 12, 2021 at the request of the owner/applicant and district alder

5. [60914](#) Creating Section 28.022 - 00454 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District, from Temp. A (Temporary

Agricultural) District to SR-C2 (Suburban Residential-Consistent 2) District; and creating Section 28.002 - 00455 of the Madison General Ordinances to change the zoning of the property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District, from Temp. A (Temporary Agricultural) to TR-C3 (Traditional Residential-Consistent 3) District; and creating Section 28.022-456 of the Madison General Ordinances to change the zoning of the property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) to TR-V2 (Traditional Residential-Varied 2) District; and creating Section 28.022 - 00457 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) District to TR-U1 (Traditional Residential-Urban 1) District; and creating Section 28.022-458 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) District to CC-T (Commercial Corridor-Transitional) District

6. [60683](#) Approving the preliminary plat of *Raemisch Farm Development* on property addressed as 4000-4150 Packers Avenue and 4201 N Sherman Avenue; 12th Ald. Dist.
7. [64349](#) Creating Section 28.022 - 00492 of the Madison General Ordinances to amend a Planned Development District at property located at 9301 Crosswinds Lane, 1st Aldermanic District, amending the General Development Plan, and creating Section 28.022 - 00493 to approve a Specific Implementation Plan.

#### Conditional Use Requests & Demolition Permits

8. [63309](#) 555 W Washington Avenue; 4th Ald. Dist.: Consideration of a conditional use in the Urban Mixed-Use (UMX) District for a vehicle access sales and service window.
9. [63785](#) 725 Jenifer Street; 6th Ald. Dist.: Consideration of a conditional use for an accessory building on a lakefront parcel.
10. [64092](#) 166 S Marquette Street; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Varied 1 (TR-V1) District for an accessory building exceeding ten percent (10%) of lot area to allow construction of a detached garage.
11. [64093](#) 924 Williamson Street; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for indoor recreation; ~~consideration of a conditional use in the TSS District for incidental alcohol sales;~~ and consideration of a conditional use for a parking reduction of more than 20 automobile spaces and 25 percent or more of the required parking to allow an existing building to be converted into an arcade bar.

**Zoning Text Amendments**

12. [64250](#) Amending portions of Madison General Ordinances Sections 28.063, 28.064, 28.065, 28.066, 28.067, 28.068, 28.074, 28.076, 28.084, 28.085, 28.087, 28.088, 28.089, and 28.097 to change the front yard setback, if it is less than 15 feet, from 0 feet to 5 feet to support a street tree canopy, and creating Madison General Ordinance 28.071(2)(e) to establish a Downtown Setback Exceptions Map.
  
13. [63902](#) Amending various sections of Subchapters 28C and 28D of Madison General Ordinances in order to increase allowable densities and decrease conditional use thresholds in certain multi-family residential, mixed-use, and commercial districts.

**BUSINESS BY MEMBERS****SECRETARY'S REPORT****- Recent Common Council Actions**

- Final Plat of "Eastwood Springs" at 6602 Commercial Avenue - Approved subject to Plan Commission recommendations on March 16, 2021

**- Upcoming Matters – April 12, 2021**

- 2021 Comprehensive Plan Update
- Amendments to TIDs 39, 41, and 42
- 5027-5101 Tradewinds Pkwy - Certified Survey Map Referral to create one industrial lot (Pending Official Map amendment)
- 4702 Sheboygan Avenue - PD(GDP) to PD(SIP) - Construct seven-story, 165,000 sq. ft. office building, 28,000 sq. ft. of commercial space, five-story, 78-unit apartment building and structured parking on Block/ Lot 1 at Madison Yards at Hill Farms
- 330-342 E Lakeside Street - SE to PR and Conditional Use - Convert office building into public service facility/ community center
- 3650 Milwaukee Street and 102 West Corporate Drive - IL to CC-T - Rezone two parcels consistent with Milwaukee Street Special Area Plan
- 720 E Dayton Street - Conditional Use to approve non-accessory parking lot
- 801 S Whitney Way - Conditional Use - Construct generator at Madison Water Utility Well 12
- 2208 University Avenue - Demolition Permit and Conditional Use - Demolish auto repair business to construct a six-story mixed-use building with 750 square feet of commercial space and 79 apartments
- 2918 Progress Road - Conditional Use to convert building into animal daycare and boarding
- 3457 Milwaukee Street - Demolition Permit - Demolish single-family residence to expand OB Sherry Park
- 3461 Milwaukee Street - Demolition Permit - Demolish single-family residence to expand OB Sherry Park
- 3465 Milwaukee Street - Demolition Permit - Demolish single-family residence to expand OB Sherry Park

**- Upcoming Matters – April 26, 2021**

- 333 S Westfield Road - Demolition Permit and Conditional Use - Demolish bank to construct multi-tenant commercial bldg. with outdoor eating area and vehicle access sales and service window in a planned multi-use site
- 1901 Aberg Avenue - IL to PD(GDP-SIP) - Convert restaurant-tavern into a common building for a portable shelter community with 28 portable shelter units
- 177 S Fair Oaks Avenue - Conditional Use - Construct outdoor eating area with outdoor recreation for restaurant-tavern tenant in mixed-use building
- 410 Atlas Avenue - Conditional Use to convert building into animal daycare
- 2042 E Main Street - Demolition Permit - Demolish single-family residence and construct new single-family residence

**ANNOUNCEMENTS****ADJOURNMENT****REGISTRATIONS**

Following adjournment of the meeting, a final, complete list of persons registered for items on the agenda will be attached to File ID 63113 - Registrants for Plan Commission Meetings.